

Cartmel residents survey: Hampstead Road Bridge options



October 2016

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Appendices

Appendix A Cartmel resident survey: Hampstead Road Bridge options

Appendix B HS2 Ltd’s options for Hampstead Road Bridge information sheet (August 2016)

Summary: Cartmel residents survey on HS2 Ltd's Hampstead Road Bridge options

Camden Council opposes plans for High Speed 2 (HS2) as currently proposed. If the government does go ahead with the scheme, Camden is committed to securing the best deal for our communities.

The Council has always had concerns about the impact the proposed HS2 works would have on residents living in Cartmel.

In December 2015 HS2 Ltd committed to undertake a study to look at ways of reducing the height of Hampstead Road Bridge, in order to reduce the impact on residents. In July 2016 HS2 Ltd published the findings of this report and a recommended proposal. Their recommendation would raise the Hampstead Road Bridge by up to 4.2 metres. There was an alternative option in the HS2 Ltd study, which had a number of advantages notwithstanding the fact that it required the demolition of Cartmel housing block on the Regent's Park Estate.

HS2 Ltd made their recommendation without seeking the view of residents. In August and September 2016 Camden carried out a survey to find out the views of Cartmel residents on HS2 Ltd's proposals for Hampstead Road Bridge so that these could be represented in the Council's future negotiations with HS2 Ltd. It was made clear to residents that there were no guarantees that HS2 Ltd would reconsider any alternative option, but the Council considered it important to seek residents' views so that their opinions can be heard.

The survey reached 77% of residents and found that awareness of HS2 Ltd's Hampstead Road Bridge plans is high amongst residents. The majority of residents would support an alternative proposal that would involve the demolition of Cartmel. However, opinion is divided on whether residents would prefer to stay living in their homes if HS2 Ltd took forward their latest proposal. If they had to move, over half of Council tenants would not want to move more than once and most Council tenants would not want to move outside their local area. However, nearly half would be happy to move to any part of Camden. The survey also collected information about respondents and their households, so that the Council can better understand the future housing needs of Cartmel residents.

Update since the survey was carried out

In September 2016, before the Council appearance at the House of Lords Select Committee, HS2 Ltd provided an assurance that they would continue to review the design of Hampstead Road Bridge. HS2 Ltd will consider a wider range of options (including those outside of Bill Powers) proposed by the Council for the design of the replacement bridge, providing they do not impact on the safe and economic delivery of the works. Demolition of Cartmel would be outside of Bill Powers. However, at the time of writing HS2 Ltd has made no commitment to taking forward an alternative to their proposed option.

HS2 Ltd has also indicated that there may be changes to how they construct the tracks in the approach to Euston station as they seek to reduce the impact of the scheme. At present it is unclear what impacts these changes would have on the area, including the Regent's

Park Estate, but it could mean changes to the proposals for Hampstead Road Bridge that reduce the impact of HS2 Ltd on the residents of Cartmel.

Find out more

camden.gov.uk/hs2

highspeed2@camden.gov.uk

1. Introduction to Hampstead Road Bridge options

Camden Council opposes plans for High Speed 2 (HS2) as currently proposed. If the government does go ahead with the scheme, Camden is committed to securing the best deal for our communities.

The Council has always had concerns about the impact the proposed HS2 works would have on residents living in Cartmel.

In September 2015, HS2 Ltd released plans to increase the Hampstead Road level by up to 4.7 metres (approximately 1.5 storeys) to bridge over the existing and proposed railway lines as part of Additional Provision 3 to the HS2 Hybrid Bill. In December 2015, the Council secured an assurance for mitigation measures for residential properties adjacent to the proposed railway.

Another assurance, secured by Transport for London and supported by Camden Council, required HS2 Ltd to carry out a study to assess options for minimising the height increase of the Hampstead Road Bridge in order to reduce the impact on residents. HS2 Ltd published their recommendations on 22 July 2016 without seeking the views of residents.

HS2 Ltd's recommended option for the new Hampstead Road Bridge would mean the road would rise by between approximately 3.7 metres and 4.2 metres above the existing road level outside Cartmel. This represents a reduction from the September 2015 proposal of between half a metre and one metre. This option would maintain connection and pedestrian routes in the area, allow flexibility of Network Rail's track plan and would involve no additional residential demolition.

There is another option considered in the study, which HS2 Ltd has rejected, which moves Hampstead Road Bridge approximately 15 metres further away from Euston station. This option would reduce the level of the bridge by approximately half a metre and would be constructed up to 18 months quicker with no temporary utilities diversions or utilities work in Amphil Estate. This option would also support more construction material to be transported by rail and would allow a construction vehicle access road, therefore reducing construction traffic in Regent's Park Estate. It would, however, need the residents of Cartmel to move out as the block would have to be demolished.

2. Survey objectives

Camden Council carried out a survey to seek the views of residents living in Cartmel on HS2 Ltd's proposals for the Hampstead Road Bridge.

The overall objective was to use the survey findings to inform any future negotiations with HS2 Ltd by:

- Finding out how much Cartmel residents know about HS2 Ltd's proposals for Hampstead Road Bridge.

- Seeking the views of residents on HS2 Ltd's latest proposal for the Hampstead Road Bridge, and an alternative option that would result in the demolition of their homes.
- Gathering information about household composition of those living in Cartmel.

Table 1: Tenure of Cartmel properties

Tenure	Total number
Council tenant	53
Resident leaseholder	9
Private tenant	7
Total properties	69

Residents in all 69 properties in Cartmel were invited to take part in the survey. This report first explains how the survey was conducted, followed by the survey findings and a summary of key findings at the end of the report. Appended to the report is the copy of the survey and information sheet.

3. Methodology

The survey period started on 26 August and ended on 15 September 2016.

Residents of Cartmel were sent a letter notifying them of the survey. This outlined the objectives of the survey and included a short information sheet on HS2's Ltd's Options 1 and 8, including the link to HS2 Ltd's full study online, a copy of the survey and a stamped addressed envelope. This letter was hand-delivered prior to the start of the face-to-face surveys. The survey, letter and information sheet can be found in Appendices A and B.

The primary method for this survey was face-to-face, undertaken by Camden Council Community Researchers. The researchers conducted surveys on residents' door steps, using tablet computers to record answers to questions. This method of surveying was chosen because of its effectiveness in reaching the population in their daily lives. Visits were conducted in morning, afternoon and early evening to maximise the chance of speaking to residents. The Community Researchers and Camden Officers that undertook the exercise all had relevant experience in completing such an exercise. The survey was also available online at consultations.wearecamden.org

The Council's Floating Support Team assisted by contacting and surveying vulnerable tenants known to the Council. In addition an interpreter (from the Community Research team) was available to help with residents who spoke Bengali or Sylheti. Officers with knowledge of the HS2 railway scheme were also available to help answer questions.

The survey was the same for all residents, with two questions applicable to Council tenants only (relating to housing moves).

Questions related to:

- Knowledge of HS2 Ltd's proposals

- Views on the principal options for Hampstead Road Bridge
- Housing requirements
- Respondent and household details
- Additional comments.

The Council wanted to understand the views of Cartmel residents on the proposals for the Hampstead Road Bridge in order to represent their views in future negotiations with HS2 Ltd.

The results presented consist of only one response per household to ensure the validity of the results. Possibly due to the number of methods available for residents to respond and technical issues, eight duplicate responses were received and filtered out of the final results.

The results presented below have been rounded up to the nearest percentage.

4. Completion rates

Overall 77% of Cartmel properties were surveyed (53 out of 69). Table 2 presents response rates by tenure. The highest rate of completion was by Council tenants (85%).

Table 2: Cartmel response by tenure

Tenure	Number of properties	Number of responses	Percentage of responses
Council tenant	53	45	85%
Resident leaseholder	7	4	7.5%
Private tenant	9	4	7.5%
Total	69	53	100%

5. Views of residents

This section provides the results of questions related to residents' views on HS2 Ltd's proposals for Hampstead Road Bridge and the recent options for the Hampstead Road Bridge considered by HS2 Ltd. We also asked Council tenants about their views on moving and where they would want to move if a move was required.

5.1 Awareness of HS2 Ltd's proposals for Hampstead Road Bridge

Table 3 indicates that the majority (85%) of respondents are aware of HS2 Ltd's original proposal to raise the level of Hampstead Road by approximately 4.7 metres outside Cartmel. It was indicated in comments given to Community Researchers that some residents want to be kept more up to date with HS2 Ltd's plans.

Table 3: Are you aware that the current HS2 works propose to raise the level of Hampstead Road by approximately 4.7 metres outside Cartmel?

Response	Total number	Total percentage
Yes	45	85%
No	8	15%
Total	53	100%

5.2 Views on HS2 Ltd’s option 8 for Hampstead Road Bridge

Table 4 shows responses to whether or not residents would prefer to stay living in Cartmel with a new Hampstead Road Bridge rising up by between 3.7 and 4.2 metres (Option 8 from HS2 Ltd’s study – Optimised Hybrid Bill September 2015 Scheme). Responses to this question were mixed, with slightly more respondents indicating that they would prefer to stay (47%) than those who would want to move (43%), and a minority were unsure (10%).

Table 4: Would you prefer to stay living in Cartmel with a new Hampstead Road Bridge rising up by between 3.7 and 4.2 metres (approximately)?

Response	Total number	Total percentage
Yes	25	47%
No	23	43%
Don’t know	5	10%
Total	53	100%

5.3 Views on an alternative option that would mean Cartmel was demolished

Table 5 shows respondents’ answers to whether or not they would support an alternative option for Hampstead Road Bridge that would see Cartmel demolished. Just over 70% of respondents would support such an alternative, with more people unsure (17%) than against (11%) an option that would mean Cartmel was demolished

Table 5: Would you support an alternative that meant that Cartmel was demolished?

Response	Total number	Total percentage
Yes	38	72%
No	6	11%
Don’t know	9	17%
Total	53	100%

6. Housing preferences and requirements

The survey asked respondents questions relating to their preferences if they did have to move house. Residents were also asked about their preference to move elsewhere in the

borough, views on multiple moves, location, size of properties and any adaptations or special requirements.

6.1 Views on moving more than once

We asked Council tenants if they would be prepared to move more than once if an option for Hampstead Road Bridge was taken forward that meant Cartmel was demolished. This was because the Council would have responsibility for rehousing tenants. Table 6 shows more than half of Council tenants indicated they would not want to move more than once (58%) if Cartmel was demolished.

Table 6: At this time we cannot guarantee a single move into a new home for tenants. If you had to move more than once, would you still prefer to move? (Council tenants only)

Response	Total number	Total percentage
Yes	19	42%
No	26	58%
Total	45	100%

6.2 Views on moving within Camden

Table 7 shows responses to whether or not tenants would be happy to move to any part of Camden if Cartmel was demolished. Only Council tenants were asked this question, again because the Council would have responsibility for rehousing tenants. The responses indicate a mixed response, but 44% of tenants indicated that they would be happy to move to any part of Camden.

Table 7: Would you be happy to move to any part of Camden? (Council tenants only)

Response	Total number	Total percentage
Yes	20	44%
No	25	56%
Total	45	100%

As part of this question, tenants who indicated they were not happy to move anywhere in Camden were asked to specify their preferred locations. Those tenants who answered 'no' to the above question gave their preferred locations, presented in Table 8.1.

A further eight residents who answered 'yes' to the above question also provided an indication of their preferred locations. These are noted in Table 8.2 below.

Some tenants gave multiple locations they would be happy to move to. In total 36 Council tenants specified 56 locations they would consider moving to. There is a large range of places in Camden mentioned, the most frequent being Regent's Park and Regent's Park Estate, with only one tenant indicating they would consider moving outside the borough.

Table 8.1: Tenants' preferred locations if they were not happy to move to any part of Camden

Location	Total number
Regent's Park Estate	7
Regent's Park	5
Hampstead Road	3
Warren Street	2
Kentish Town	2
King's Cross	2
Chalk Farm	2
Russell Square	2
Drummond Street	1
Euston area	1
Somers Town	1
Camden Town	1
Belsize Park	1
West Hampstead	1
Brunswick Centre	1
Bloomsbury	1
Mornington Crescent	1
Would consider most options	1
Replacement housing block	1
Total responses	36

Table 8.2: Tenants' preferred locations if they were happy to move to any part of Camden

Location	Total number
Regent's Park	4
King's Cross	3
Hampstead	3
Somers Town	2
Anywhere in the borough	2
Kilburn	1
Queen's Crescent	1
Kentish Town	1
Camden Town	1
Outside Camden	1
Regent's Park Estate	1
Total responses	20

6.3 Views on moving for reasons other than HS2 Ltd's proposals

Residents were asked if they wanted to move from Cartmel for reasons other than HS2 Ltd's proposals. Approximately a third (38%) of respondents said they wanted to move for reasons other than HS2 Ltd's proposals.

Residents were asked to specify reasons for wanting to move if they answered 'yes'. 13 respondents gave 19 reasons, with the most common being overcrowding and noise or dust pollution accounting for more than half of responses. Responses are collected in Table 10.

Table 9: Do you want to move from Cartmel for reasons other than the height of the proposed Hampstead Road Bridge?

Response	Total number	Total percentage
Yes	20	38%
No	33	62%
Total	53	100%

Table 10: Reasons for wanting to move from Cartmel other than the height of the proposed Hampstead Road Bridge

Issue	Response (percentage)	Issue	Response (percentage)
Overcrowding	5 (26%)	Damp	1 (5%)
Noise/dust pollution	5 (26%)	Disability adaptations	1 (5%)
Mice/rats	3 (16%)	Burglaries	1 (5%)
Nicer/newer accommodation	2 (11%)	Faulty appliances	1 (5%)
Total responses:	19 (100%) from 13 respondents		

6.4 Preferences for size of properties

Residents were asked to indicate how many bedrooms they thought they would require for future properties. Council tenants are subject to the Council's Allocation Policy based on their housing need. The responses in Table 11 indicate that there is a range of specified housing requirements, with the most common being one or two bedroom properties (around 34% of the total responses). This was an open question where respondents gave their opinion on the number of bedrooms they needed or wanted, hence some stated a range.

When the results were filtered to only include Council tenants, there was a similar range of specified requirements, with a slightly higher proportion of one and two bedroom properties specified (around 38%). There is a significant minority of respondents who would require larger four, five or six bedroom properties (around 19% or 17% of Council tenant properties).

Table 11: How many bedrooms do you need?

Number of bedrooms	Total number	Total percentage	Total number for Council tenants	Total percentage Council tenants
1	8	15%	8	18%
1 or 2	1	2%	0	0%
2	9	17%	9	20%
2 or 3	1	1%	1	2%
3	7	13%	7	16%
3 or 4	5	10%	4	9%
4	5	10%	4	9%
4 or 5	1	2%	1	2%
5	3	6%	2	4%
5 or 6	1	1%	1	2%
Did not answer/none	12	23%	8	18%
Total	53	100%	45	100%

6.5 Property adaptations required

Table 12 shows that around a quarter of survey respondents – both overall (23%) and when results were filtered to only include Council tenants (27%) – stated that they would require disability adaptations in their property. None of the respondents indicated they would require sheltered or residential care accommodation.

Table 12: Do you require any adaptations?

Response	Total number	Total percentage	Total number for Council tenants	Total percentage for Council tenants
Disability adaptations	12	23%	12	27%
Sheltered accommodation	0	0%	0	0%
Residential care accommodation	0	0%	0	0%
No/did not answer	41	77%	33	73%
Total	53	100%	45	100%

Residents were asked to specify any other special requirements they had. Table 13 shows eight responses to this question, with a majority of those responding to this question specifying that they would require a ground floor property.

Table 13: Other special requirements you have (please specify)

Special requirement	Total number
Ground floor	4
Ground floor/second floor	2
Ground floor/higher with lift	1
Wet room	1
Total responses	8

7. Profile of respondents

This section presents information collected about respondents and their households.

7.1 Age, gender and ethnicity of respondents

Table 14 shows that respondents to the survey varied in age, with the highest percentage being in the age range 35 to 44 (26%) and 45 to 54 (19%). An equal number of respondents to the survey identified themselves as female or male (47%), see Table 15.

A wide range of ethnicities represented amongst survey respondents as shown in Table 16. The most common being Bangladeshi (26%), followed by White English/British (11%). As this was an open question, some answers were grouped together.

Table 14: Age of respondents

Age range	Total number	Total percentage
18 to 24	1	2%
25 to 34	4	8%
35 to 44	14	27%
45 to 54	10	19%
55 to 64	9	17%
65 to 74	4	8%
75+	2	4%
Did not answer/unclear	9	17%
Total	53	100%

Table 15: Gender of respondents

Gender	Total number	Total percentage
Female	25	47%
Male	25	47%
Prefer not to say/did not answer	3	6%
Total	53	100%

Table 16: Ethnicity of respondents

Ethnicity	Total (percentage)	Ethnicity	Total (percentage)
Bangladeshi	14 (26%)	Other White European	2 (4%)
White English/British	6 (11%)	South American	2 (4%)
Other English/British	4 (7%)	Swedish-Somali	1 (2%)
African	4 (7%)	Mixed race	1 (2%)
Black African	4 (7%)	Arab	1 (2%)
Other Asian	3 (6%)	Black British	1 (2%)
Chinese	2 (4%)	Prefer not to say/not answered	8 (15%)
Total	53 (100%)		

7.2 Household information

The survey indicates that most respondents live in a household with one (32%) or two (40%) people over 18 (see Table 17). The survey indicates that there are at least 49 adults living in Cartmel. Many households in Cartmel have at least one child (under 18) living in the household (see Table 18). The most common number of children is one (19%), followed by three (13%). At least 15% of households do not have a child in the household, but over a third (38%) of respondents did not answer, so this number is unclear and is likely to be much higher. The survey indicates that there are at least 25 children living in Cartmel.

Respondents have lived in their properties for varying lengths of time (see Table 19), but most (82%) have lived in Cartmel for at least five years, with nearly a quarter for more than 20 years (23%).

Table 20 shows that the number of bedrooms in Cartmel properties varies, with most containing one (38%) or two (30%) bedrooms.

Table 17: Number of people over 18 living in household

People over 18	Total number	Total percentage
1	17	32%
2	21	40%
3	3	6%
4	5	9%
5	1	2%
6	2	4%
Did not answer	4	7%
Total	53	100%

Table 18: Number of people under 18 living in household

People under 18 in household	Total number	Total percentage
0	8	15%
1	10	19%
2	5	9%
3	7	13%
4	1	2%
5	1	2%
6	1	2%
Did not answer	20	38%
Total	53	100%

Table 19: Length of time in this property

Length of time	Total number	Total percentage
0 – 12 months	3	5%
1 – 4 years	7	13%
5 – 11 years	12	23%
12 – 20 years	19	36%
More than 20 years	12	23%
Total	53	100%

Table 20: Number of current bedrooms

Number of bedrooms	Total number	Total percentage
1	20	38%
2	16	30%
3	5	9%
4	9	17%
Did not answer/none	3	6%
Total	53	100%

7.3 Preferred methods of communication and consultation

Table 21 shows that post is the most favoured method of communication and consultation for respondents (45%), followed by email (27%) and telephone (19%).

Table 21: What are your favoured methods of communication and consultation?

Method	Total number	Total percentage
Post	34	45%
Email	20	27%
Telephone	14	19%
Meetings	3	4%
Online surveys	4	5%
Other	0	0%
Total responses	75	100%

8. Summary of key findings

Key point 1: The majority of respondents (85%) are aware of HS2 Ltd's original proposal to raise the level of Hampstead Road by approximately 4.7 metres. Comments given to Community Researchers indicate that residents want to be kept up to date with plans.

Key point 2: Respondents are divided on whether or not they would want to stay living in Cartmel with a new Hampstead Road Bridge rising up by between 3.7 and 4.2 metres. 47% would prefer to stay in their homes, while 43% would prefer to move and 10% are unsure.

Key point 3: Most Cartmel respondents (72%) would support an alternative option for Hampstead Road Bridge that would demolish their building. HS2 Ltd's Option 1 would realign Hampstead Road approximately 15 metres further away from Euston station and would involve the demolition of Cartmel. There are benefits to this option including no temporary utilities diversions and works carried out up to 18 months faster.

Key point 4: Over half (58%) of tenants would rather not move if they had to move more than once, and most want to stay in their local area. 44% of tenants indicated they would be happy to move to any part of Camden.

The Council would like to understand your views about the two main options so we can represent these in future negotiations with HS2 Ltd. However, we must make it clear, there are no guarantees that HS2 Ltd will reconsider an alternative option but we think it is important to put forward your views and have your opinions heard.

We would like your views on the following:

1. If you would prefer to stay with noise insulation (secondary glazing and ventilation) installed to your home (HS2 Ltd's Option 8); or
2. Move out to allow Cartmel to be demolished (HS2 Ltd's Option 1).

The information collected in this survey will be strictly used for these purposes and will not be passed on to anybody not connected with this survey.

Contact Details:

If you have any queries please contact:

Ayesha Malik, 0207 974 6157 ayesha.malik@camden.gov.uk

or

Lucy Gick, 0207 974 3705 lucy.gick@camden.gov.uk

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Are you a resident of Cartmel?

Yes		No	
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6. Are you a Council tenant, private tenant or Camden leaseholder, please select one of the following:

Council tenant (i.e. pay rent to the Council)	
Private tenant (i.e. pay rent to private landlord)	
Camden leaseholder living in the property	

7. Are you aware that the current HS2 works propose to raise the level of Hampstead Road by approximately 4.7 metres outside Cartmel?

Yes		No	
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8. Would you prefer to stay living in Cartmel with a new Hampstead Road Bridge rising up by between 3.7m and 4.2 metres (approximately)?

Yes		No		Don't know	
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9. Would you support an alternative that meant that Cartmel was demolished?

Yes		No		Don't know	
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10. At this time we cannot guarantee a single move into a new home for tenants. If you had to move more than once, would you still prefer to move?

Yes		No		I am not a Council tenant	
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11. Would you be happy to move to any part of Camden?

Yes		No		I am not a Council tenant	
If no, please include details of preferred locations (e.g. King's Cross):					

12. Do you want to move from Cartmel for reasons other than the height of the proposed Hampstead Road Bridge?

Yes		No	
If yes, please state reasons:			

13. How long have you lived at this property?

0 – 12 months	1 – 4 years	5 – 11 years	12 – 20 years	More than 20 years

14. Resident's details:

Full name	Relationship to main resident	Gender M/F/Other/ Prefer not to say	Age	Ethnicity

15. How many people are there in your household?

	Total number
Over 18 years old	
Under 18 years old	

16. Bedrooms

How many bedrooms do you currently have?	
How many bedrooms do you need?	

17. Do you require special needs accommodation or adaptations?

Disability adaptations	
Sheltered accommodation	
Residential care accommodation	
Other special requirements you have: <i>(e.g. I would prefer a ground floor flat away from the main road due to my condition)</i>	

18. What are your favoured methods of communication and consultation?

Online surveys	Events	Meetings	Post	Telephone	Email
Other, please state					

19. Further comments

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Declaration

I confirm that the details provided in this questionnaire are accurate and that I am happy for them to be used for Camden Council's purposes.

*This information will be kept securely and in line with the Data Protection Act 1998.

Print Name _____

Signature _____

Appendix B

HS2 Ltd's Options for Hampstead Road Bridge – information sheet August 2016

HS2 Ltd has presented a number of options for the Hampstead Road Bridge in a study they published on 22 July 2016.

The study can be found on the Government's website using this short link: <http://goo.gl/sM9iUS>

HS2 Ltd have recommended "Option 8", an optimised version of that described in the Hybrid Bill. It will reduce the height of the bridge from 4.7 metres by between half a metre and one metre. So the new road level would be between 3.7 metres and 4.2 metres above the existing road level outside Cartmel.

There is another option considered in the study, which HS2 Ltd has rejected. It moves Hampstead Road bridge approximately 15 metres further away from Euston Station which requires the residents living in Cartmel to move out as the block would have to be demolished.

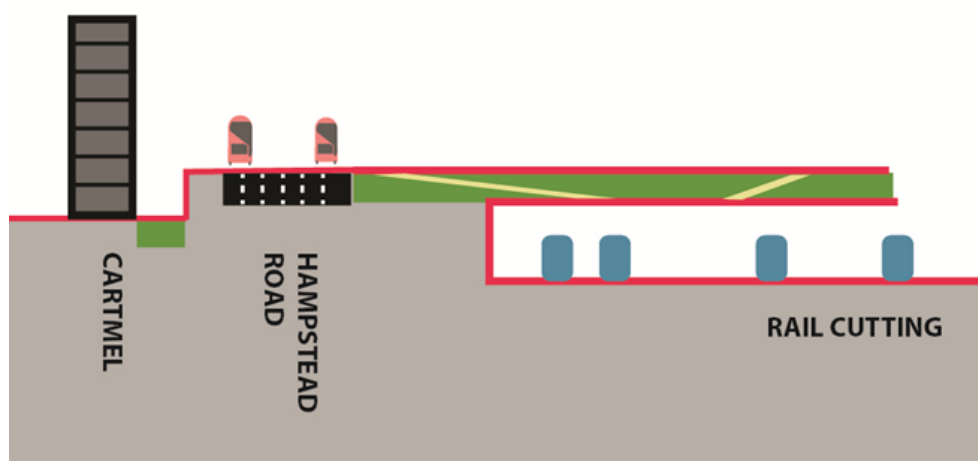
There have been no decisions to take forward this option and you are not required to move out of your home.

We would like to understand your views about the two main options so we can represent these in future negotiations with HS2 Ltd. These are:

- **HS2 Ltd's "Option 8 – Optimised Hybrid Bill (September 2015) scheme"**
New road level between 3.7 metres to 4.2 metres (approx.) above existing road level
- **HS2 Ltd's "Option 1 – Realignment of Hampstead Road Bridge"**
Requires Cartmel residents to move out as the block would have to be demolished.

A summary of the two main options are provided in the table overleaf.

Figure 1: HS2 Hybrid Bill (Sept 2015) Scheme for Hampstead Road area



	HS2 Ltd’s “Option 8 – Optimised Hybrid Bill September 2015 scheme”	HS2 Ltd’s “Option 1 – Realignment of Hampstead Road Bridge”
Description	The Hybrid Bill (September 2015) scheme would have Hampstead Road at 4.7 metres higher than the current ground level outside Cartmel. HS2 Ltd’s engineers have redesigned the Hybrid Bill proposals and their new preferred option would see a reduction in height of the bridge outside Cartmel by half a metre to one metre.	Another option considered by HS2 Ltd would realign Hampstead Road 15 metres further away from a new Euston Station than presented in the Hybrid Bill (September 2015). This option would require the residents of Cartmel to move and the block to be demolished.
Benefits	<ul style="list-style-type: none"> • The bridge would be lowered by between half a metre and one metre in height. That is between 3.7 metres and 4.2 metres above current road level. • Maintained connection and pedestrian routes in the area. • Allows flexibility of Network Rail track plan. • No additional residential demolition. 	<ul style="list-style-type: none"> • The bridge would be lowered by half a metre in height. That is 4.2 metres above current road level. • No temporary utilities diversions therefore reduced disruption. • No utilities work in Ampthill Estate, no temporary utilities bridges. • Works carried out up to 18 months faster. • Supports more construction material to be transported by rail. • Approximately 15 metres more open space. • Allows a construction vehicle access road, therefore reducing construction traffic in Regent’s Park Estate.
Disadvantages	<ul style="list-style-type: none"> • Construction of a temporary utilities bridge with utilities diversions through Ampthill Estate. • Programme approximately 18 months longer than Option 1. • No opportunity for dedicated construction access road, resulting in more construction traffic on Regent’s Park Estate compared to Option 1. 	<ul style="list-style-type: none"> • Requires demolition of Cartmel residential block, and relocation of its residents within Camden.